Harrogate Borough Council

Farm Buildings Design Guide

Nidderdale
Area of Outstanding Natural Beauty

Harrogate
BOROUGH COUNCIL

Farm Buildings Design Guide

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Farm Buildings Design Guide

INTRODUCTION

The countryside within Harrogate District contains a variety of landscapes, stretching from the Dales in the west to the Vale of York in the east. The character of these landscapes derives from human influences as much as from physical characteristics. Traditional farmsteads and field barns make a major contribution to this valued landscape character with local building materials and methods of construction relating to the geology and historic development of each area.

Traditional farmsteads set within the landscape of the west of the Harrogate District

Why is the guidance needed?

The changes that we make to the landscape can potentially be harmful, be it through the introduction of a new farm building or the conversion of traditional farm buildings. Changes are partly required because farming practices have evolved over the 20th century:

- Since the 1940s, farms have increasingly favoured large, standard specification multi-purpose "sheds" - typically steel frame portal in design - to accommodate increasingly mechanised operations, higher animal welfare standards and greater storage requirements.

- Recent trends indicate that farms are scaling up, with field systems once associated with farmsteads being amalgamated. There are seems to be a rise in the number of small holdings, hobby farms and equestrian uses. Farm diversification into recreation and tourism and small rural businesses has also resulted in pressure for development in the countryside.

- Farmers require flexible accommodation to support food production and their wider stewardship of the countryside.

This guidance provides advice and guidelines to follow in order that harm is avoided or minimised, thereby ensuring that all proposals for new rural buildings and the conversion of existing farm buildings take into consideration the effects proposals have on the distinctive historic character of farmsteads and their wider contribution to landscape character and visual amenity across the district.

This guidance replaces the following Harrogate Borough Council documents:

- Farm Buildings Design Guide 1986.
- Re-Use and Adaption of Rural Buildings - A Design Guide 1992.

What is included in the guidance?

The guidance comprises the following sections:

SECTION 1 - NEW FARM BUILDINGS - The guidance sets out how the siting and design process can be used to ensure any negative effects on the natural and built environment, the valued characteristics of the district and its landscape are minimised and where possible avoided altogether. The section can be found HERE

SECTION 2 - FARM BUILDING CONVERSIONS - The guidance sets out a useful assessment framework for use when developing proposals for farmsteads and provides design principles for alterations and conversions. The section can be found HERE

SECTION 3 - PLANNING REQUIREMENTS – Requirements for non-agricultural buildings differ from agricultural buildings - an overview of planning requirements is provided in this section. The section can be found HERE

APPENDICES - LANDSCAPE AND BUILDING CHARACTER - Overviews are provided of the varied characteristics of the district in terms of landscape, farmstead and farm building character. These can be found within Appendices 1 and 2. The section can be found HERE

Who is this guidance for?

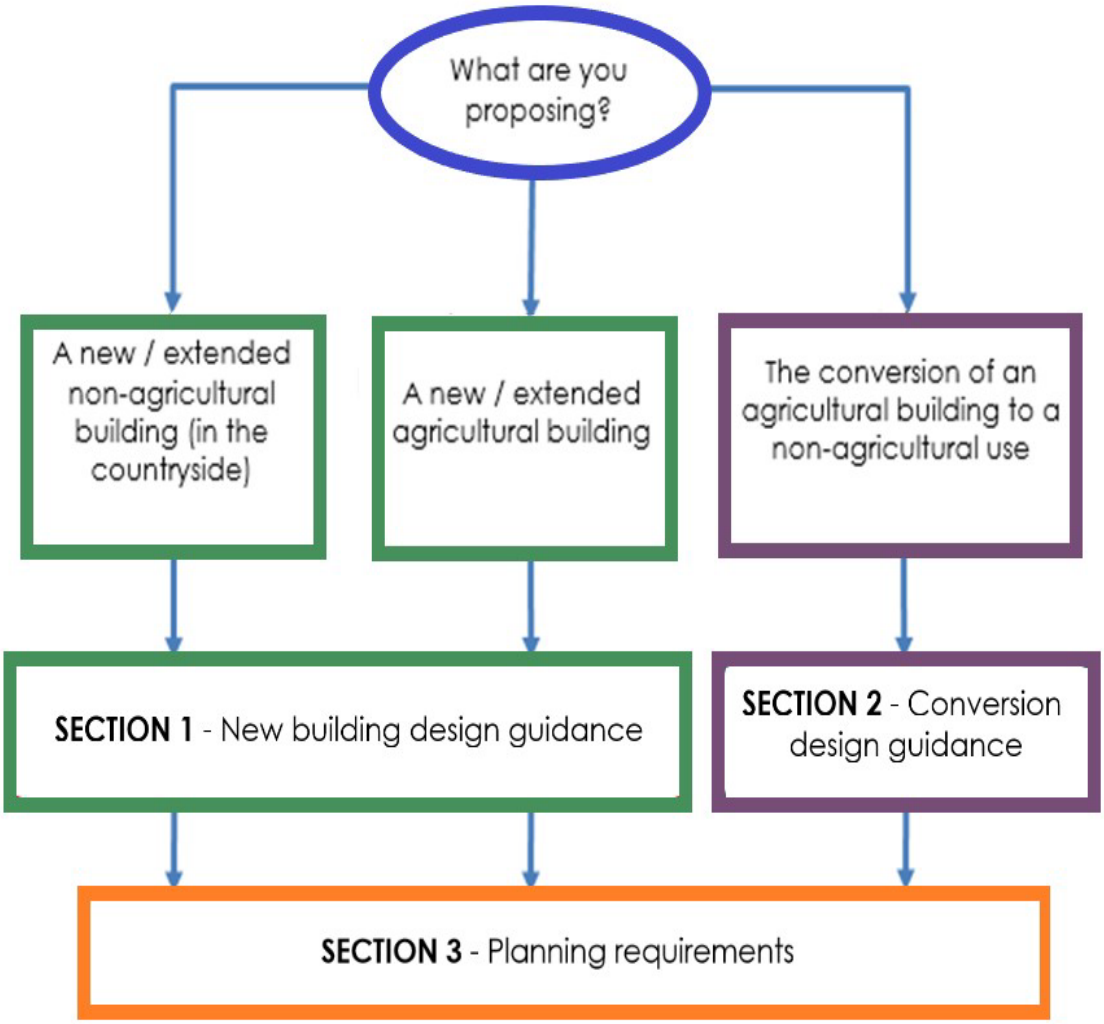
This guidance is for anyone involved in farm/rural building design in Harrogate District, whether it is a proposal for a new building or for alterations to an existing farm building. The guidance is also relevant to non-agricultural uses such as equestrian use and hobby farming.

The guidance sets out a process for the designer to work through to ensure each proposal is appropriate to its context, and reinforces what we value most in the landscape.

The guidance is also intended to provide advice to planning officers who are assessing relevant proposals as part of the planning process.

How to use the guidance

The flow diagram below sets out how to check which Sections of the guidance are most relevant to your proposal:



Note: Clickable hyperlinks (visible as underlined text) are provided within the guidance, both to external websites and to other sections within this document.

Farm Buildings Design Guide

SECTION 1 – NEW FARM BUILDINGS

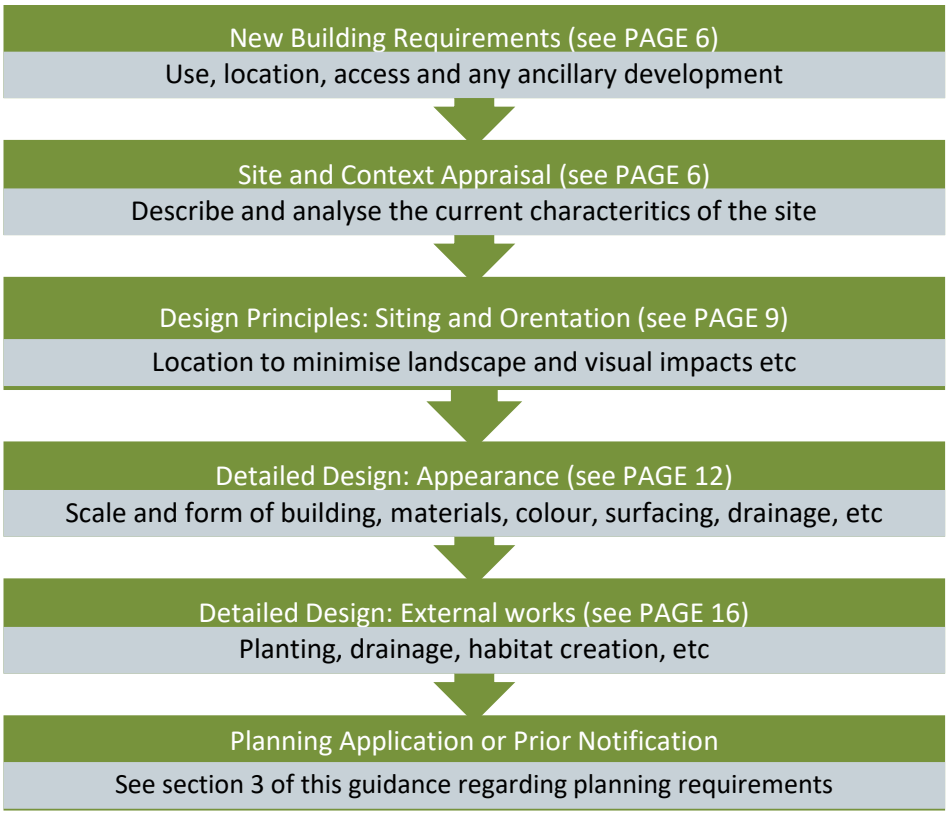
THIS SECTION PROVIDES GUIDELINES FOR THE SITING AND DESIGN OF NEW RURAL BUILDINGS:

Introduction

In designing a new farm building, it is essential to have an understanding of the site and its significance, special qualities and features – having due regard for the character of traditional farmsteads that are scattered across the landscape, in terms of their physical and functional relationship with the landscape and their evolution. A scheme should be designed so that it conserves and enhances the character and significance of the whole site and its surroundings, and so that adverse impacts are minimised. This includes taking into account layout, orientation of buildings, fenestration, detailing and the appearance and use of open space.

The siting and design process

The following flow chart outlines the steps to follow in developing proposals for new farm buildings and further guidance is given on each step in the following pages of this section:



A table summarising the siting and design guidelines is included at the end of this section and can be found HERE. This can be used as a checklist by designers.

New building requirements

At the outset, the requirement for a new building needs to be established and its end use will determine its size and location. Access requirements and any ancillary development also need to be established at this time. Therefore, the following information relating to the proposed development is needed:

- Proposed use (agricultural, or non-agricultural such as for equestrian use or hobby farms).
- Broad location e.g. does it need to be close to a certain part of the farmstead?
- Size requirements considering current and future needs.
- Welfare requirements for livestock as well as the people that might be using the building.
- Access arrangements.
- Any ancillary development e.g. storage tanks.

The requirements for the new building as well as its location are the key factors used to determine whether a planning application or Prior Notification is required (see section 3 of this guidance).

Site and context appraisal

Once the building requirements have been established, the next stage in the process is an analysis of the site and its context, so that the new building is designed in a manner which is influenced by the local environment and which ensures the impact of the building is minimised.

In carrying out this appraisal, the following should be analysed:

1. Landscape character

The landscape character of the district is diverse and extends from the gritstone moors of the Nidderdale AONB in the west to the Vale of York in the east. The variations in local landscape character are influenced by local geology and topography that have influenced land use and management resulting in local character.

Farmsteads dispersed in the landscape

Within open rural locations, traditional farmsteads are rarely visually obtrusive due to their simple forms established within the landscape. The buildings were historically sited respecting the contours of the land utilising traditional materials.

Analysis of the site and its context should therefore take into account the following:

- The landscape setting of the farm should inform the siting, form, materials and colour used so that any new building maintains the overall appearance of the farmstead in the landscape and new buildings do not detract from traditional farmsteads.

- Building works should always seek to respect the traditional building and location characteristics of a farmstead which forms the rural vernacular across the District and contributes to local distinctiveness.

- The best way of integrating a new building into the local landscape setting in relation to new areas of hard standing, access tracks, fences, boundary walls and additional planting should all be regarded as part of the overall design. Designed sensitively, these features can be used or restored to link buildings into the landscape, connect buildings, diminish their apparent scale and create enclosures that can offer shelter and privacy.

An overview of landscape character can be found within the Appendices of this Guidance.

2. Local distinctiveness

'Local distinctiveness' is an umbrella term for all those elements, which give a place its character, sense of place and identity. Landscape character, views, vistas, the scale and layout of buildings, the size, distribution and types of open spaces, building materials and detailing can all contribute to local distinctiveness, along with present activity and evidence of past activity.

The importance of achieving locally distinctive design is supported by the Harrogate District Local Plan with the provision of Policy HP3 (see Section 3 Planning Requirements for more information). Further guidance on Local Distinctiveness can be found within Chapter 3 of the council's Heritage Management Guidance Supplementary Planning Document.

Varying materials and building types found within the Harrogate district

3. Views and skylines

It is necessary to determine the obvious viewpoints (generally publically accessible) from which the proposed building would normally be seen, for example; roads, footpaths, nearby properties etc. This may mean viewing the site from several miles away especially in upland areas.

From the selected vantage points the impact of the proposed new building can be considered against a selection of possible locations around the farmstead development area. Through considering the building siting in this way it is possible to discover how relatively minor changes to siting and ancillary layout could result in considerable improvements to the overall appearance of the building in the landscape from key viewpoints.

4. Historic character and heritage significance

Traditional farmsteads and related field systems are important in understanding and appreciating the history of our landscapes while recognising the influences that have shaped the landscape we see today and the changes we may see in the future.

The traditional physical form of farm building elements often follow a relatively small number of patterns or groupings namely linear, longhouse, T-plan and L-plan and courtyard. The general form of farm buildings should be progressive and/or additive with easy transitions of steps in size and scale; for example avoiding great extensions on the side of small buildings.

The decision on where to site a building should carefully consider the factors set out in the following paragraphs against a range of potential locations within the farmstead grouping in order to arrive at the most appropriate location.

A traditional farmstead in the west of the district

Further information on farm building and farmstead character can be found within the Appendices of this guidance.

5. Ecology and biodiversity

New buildings should be sited to minimise the effects on ecology and biodiversity. A survey to identify any protected species or habitats affected by the scheme may be required. The Local Planning Authority (LPA) will be able to provide information on what might be necessary for the proposal during the pre-application process.

There is legislation protecting important species and habitats that must be followed and advice can be sort at the pre application stage.

6. Drainage

Increasing the area of run off will require consideration of the drainage of the site. Increases in areas of hard surfacing will be required to demonstrate that the runoff rate from the site does not exceed field run off rate. Locating buildings to aid drainage of the site and avoid water logging may be necessary.

Design principles – siting and orientation

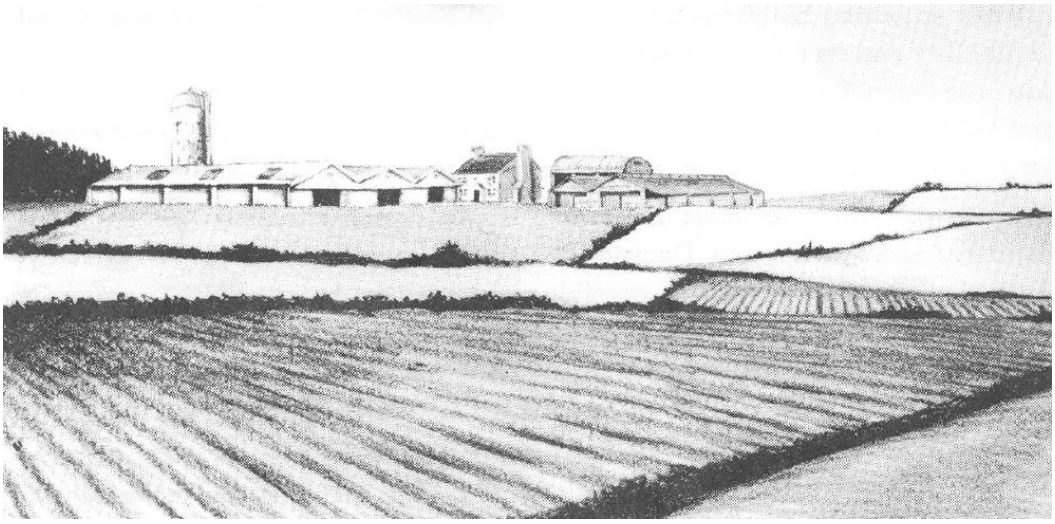
1. Siting

Siting can affect the buildings usefulness and appearance. It should be noted that however well a building is designed, if it is poorly sited it is likely to have a significant detrimental effect on the local landscape character of the District. The following principles should be followed when siting a building:

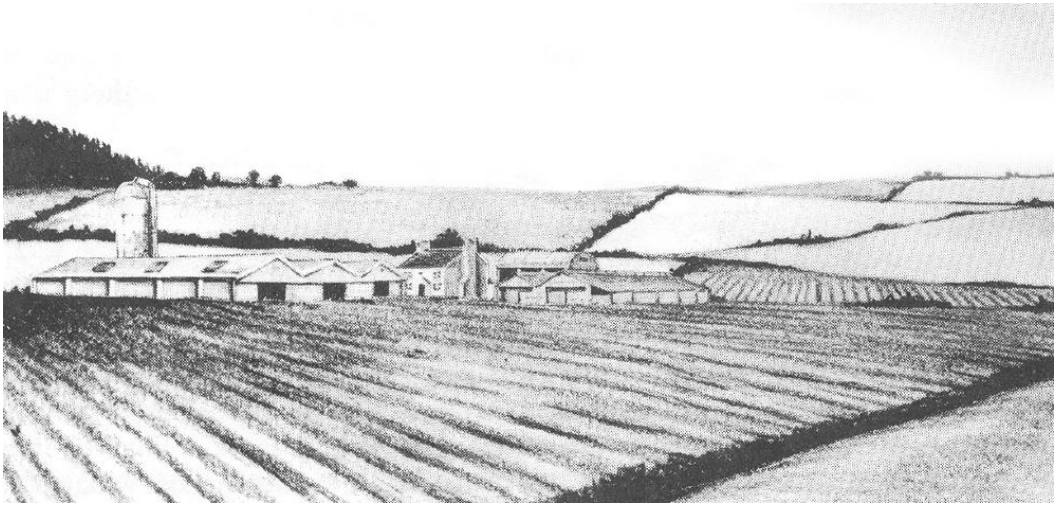
- The farmhouse should be notable and preferably dominate the farmstead.
- Consider views into and out of the site and bear in mind the potential 'backdrop' and how the building will sit against either the skyline, the ground or land or the trees and planting and the other buildings on the site.
- Consider the relationship with existing buildings in terms of function and accessibility to and from the relevant facilities.
- Take account of the site conditions and any microclimate, prevailing weather and shielding from direct wind and weather (e.g. outbuildings to shield prevailing wind).
- Wherever possible new buildings should form part of a group rather than stand in isolation and should have a respectful relationship of size, style and finish to the rest of the group.
- New buildings must not adversely affect the setting of Listed Buildings.

2. Topography and skyline sites

A building on a skyline within an upland / undulating area can dominate the local landscape; breaking the horizon between land and sky. Where possible site below the skyline. Careful attention should be given to the building and its relationship with the contours of the land. The importance of the backdrop must be taken in to account, a new building with vegetation behind it can appear less intrusive than where the background is open farmland and skyline. The following images demonstrate this impact:



Left - Buildings seen against the sky dominating the landscape.



Left – Re-siting below the skyline softens the impact of the building in the landscape.

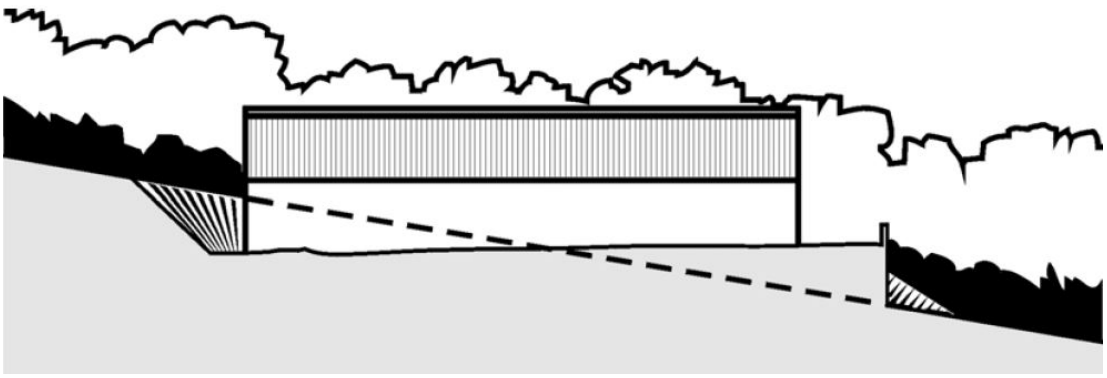
In general, when considering topography and skyline:

- The location of new buildings should respond to contours and the natural form of the land focussed to folds or valley bottoms and avoiding raised platforms or exposed skylines or ridges.

- Farm/rural Buildings located on the crest of a hill / upper slopes are not only more exposed to the weather but are often more visually prominent and intrusive in the landscape. The impact of the building can be reduced by siting it below the skyline.

- Where it is possible to accept different floor levels a building can be stepped down a slope. This can minimise disturbance to the existing land form and reduce its visual impact.

- On sloping sites, it is generally best to align a building parallel with the contours avoiding 'platforms' protruding out of the slope. The following images demonstrate the benefits of doing so:



Left – Awkward siting requires extensive cut and fill and results in ugly retaining walls and bare slopes.

Left – Buildings positioned to take advantage of a sloping site resulting in improvements to the form of the buildings.

3. Access

Access roads and service routes should be considered within the same design parameters as the farm buildings. They are important and significant elements within the traditional farmstead. New or revised accesses can have as much impact as the new building itself. The following guidance should therefore be followed:

- Seek to locate new buildings on sites that minimise the need for the creation of new access tracks. Use existing access tracks where possible.
- Consider the potential to rationalise existing access points if multiple ones currently exist.
- New access tracks, should, where possible, be routed behind existing (field) boundaries and follow the contours of the land whilst considering the potential impacts of vehicles on neighbouring (non-associated) residential properties.
- Materials should be locally characteristic, avoid impermeable materials where possible and over engineered kerbs, gullies and entrance gates creating an 'urban' appearance.
- The design of a new access should include sufficient space to accommodate any planned landscape planting mitigation.
- Where a new access onto a highway is proposed, early discussion with the Highway Authority is strongly recommended. As the access is generally viewed from the highway by the general public, this part of development can often be the main visible change.

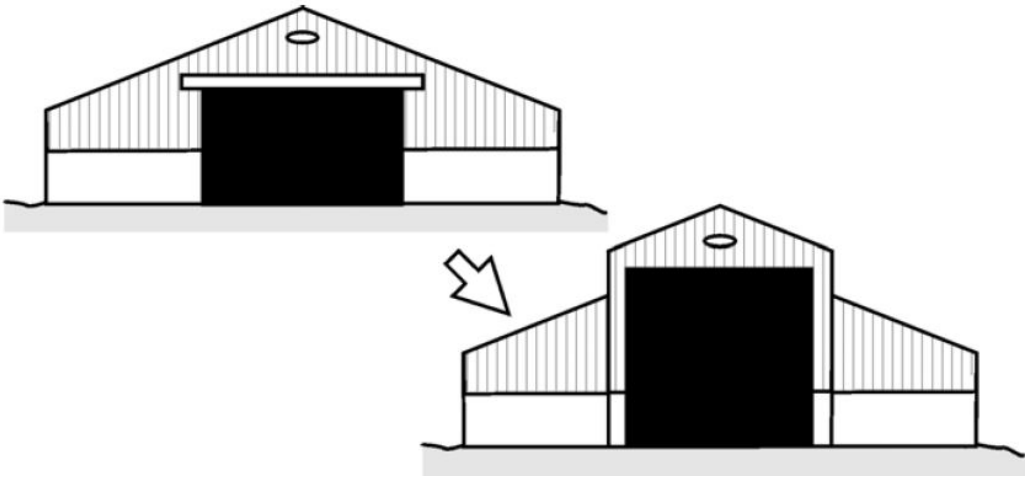
- Where new works are planned access routes should be clearly marked on planning application / prior notification plans and drawings.

Design principles – appearance

1. Form and scale

Farms within the District are generally characterised by a main farmhouse around which the farm buildings are located. New buildings should relate well to the farmhouse and existing buildings, and to the local pattern and form of farm buildings in the landscape. The following should be considered:

- Ridge and eaves heights should be in scale with existing buildings, especially when viewed from key vantage points.
- The building form should relate closely to existing buildings but have a clear degree of separation.
- New build at right angles to existing buildings work well, but the contours of the site should be considered.
- The historic character and significance of the site should influence the form of new buildings. The new elements should not compete or be overbearing to the traditional farm buildings.
- The breaking up of large unrelieved gables can sometimes be achieved at little or no extra cost which helps to reduce the scale and visual impact of a large building. The following image demonstrates this:



- A single large rectangular building will have the greatest impact in comparison to two smaller buildings (of the same total floor space) and would appear less intrusive.
- Many new buildings have shallow pitched roofs, and smaller building units also provide the opportunity to install steeper, more appropriate pitched roofs.

- Where hobby farms are created from the splitting up of existing holdings, a resulting proliferation of new buildings will need to be avoided and there will be a need to justify new buildings on an evidenced agricultural or land management need.

2. Materials

It is important to strike a balance between using traditional materials such as slate and stone, and cheaper more economic materials such as large format profiled sheets and plain concrete block. Materials should be appropriate to the location and building use. It is recognised that materials such as Yorkshire timber boarding and metal sheet for roofs are required for larger scaled farm buildings, however, in sensitive locations, such as within the Nidderdale AONB, traditional materials may need to be considered.

Examples of typical materials, from left – traditional stone slates, traditional brick, modern metal sheet roofing



3. Colour

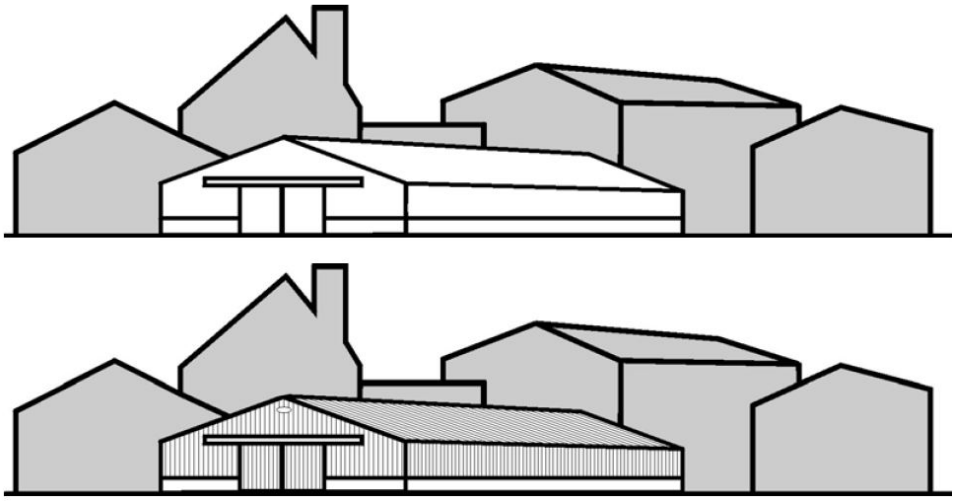
Traditional buildings in the countryside are 'earth' coloured because historically they were built of materials from a quarry or pit nearby. The colours of the local building materials are usually the most suitable for new buildings / conversion works as it helps them blend into the surrounding landscape.

The following guidance should be followed:

- Darker, more muted colours for cladding materials are generally more effective in helping new and larger structures blend into the surrounding landscape and make objects appear smaller especially at a distance; light colours on the other hand make them appear larger and more conspicuous.

- Shiny finishes to structures such as silos result in glare and glint and should be avoided to ensure that the new buildings does not detract from local character and affect views.

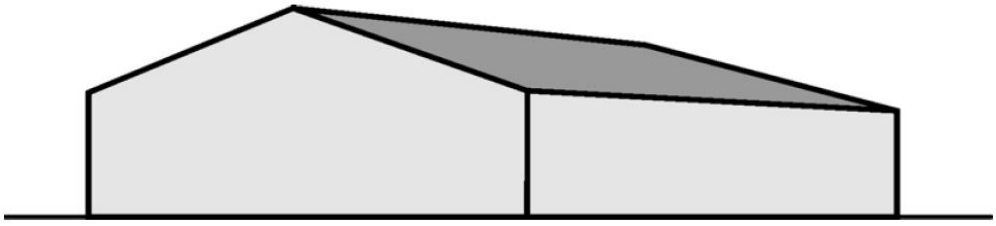
- It is recommended that the selected painted, stain or finish colour complement the patina of existing walling and roofing, and any local exposed geological features, using local characteristic colours where relevant. If a strong colour is needed then these should be limited to front doors or traditional barn openings, rather than applied indiscriminately across a building.



Muted colours reduce the impact of the new building in the farmstead group

- Building roofs need a darker finish than walls, both to accord with traditional buildings and to provide a clear colour differential between the roof and walls of the building as buildings in one colour tend to lose their form. In addition, pitched roofs reflect much more light than vertical walls and as a result can easily look too light and conspicuous. Roofs therefore should be a lot darker than walls if they are to appear darker at a distance:

Building in one colour



Building with darker colour on roof which provides definition

4. Lighting and ventilation

The dark skies of the Nidderdale Area of Outstanding Natural Beauty (AONB) and Harrogate District rural landscape contribute to the area's tranquillity and special qualities. The following guidance should be followed in order to minimise harm:

- Efficient design of lighting on new buildings and conversions is essential to minimise light pollution.
- Where lighting is necessary consideration should be given to how lighting would be viewed from the wider landscape, particularly on buildings set upon hillsides.
- As a general rule external lighting to rural farm buildings should be minimised as it can result in a suburban character.
- Harsh spot lights and large scale floodlighting should be avoided and lighting should be set down as low as possible to reduce light scatter.

With regard to ventilation, open sided farm buildings with natural or integrated methods are preferred over extractor vents. Large ventilators for process extraction are sometimes necessary but wherever possible they should be integrated into the design, form and fabric of the proposed buildings rather than appearing to be stuck on or an afterthought.

5. Outbuilding and ancillary development

Ancillary development needs to be considered at an early stage in the siting and design of the main building and the following guidance followed:

- Adoption of a consistent approach to the use of cladding options, colour and materials helps to unify the finished site and present a tidy appearance.
- In general, (and where practically possible) outbuildings or ancillary development ought to be subservient in scale to the main farmhouse, but complementary in style.

It is acknowledged that silage clamps and slurry stores and tanks form part of the agricultural landscape however, consideration should be given to how the visual impact of these can be reduced, particularly when set within the AONB. The following guidance should be followed:

- The design, construction and use of silage clamps and facilities for slurry and dirty water are heavily constrained by the need to avoid pollution from effluent. The design and operation should adhere to the Code of Good Agricultural Practice and the requirements of regulations governing pollution.
- Buildings can be constructed to house silage clamps, applying the same design principles as for other agricultural buildings.
- Slurry stores or tanks can be located below or partly below ground to reduce their visual impact.
- Consideration should be given to screening silage clamps and slurry stores from wider view through the use of existing features such as trees, buildings, slopes or hills.

- If above ground slurry storage is absolutely necessary, then bunded storage should be preferred but where bunded storage is used, every effort should be made to set the pit partly into any slope and to blend the earthworks into the natural lie of the land and consider planting.

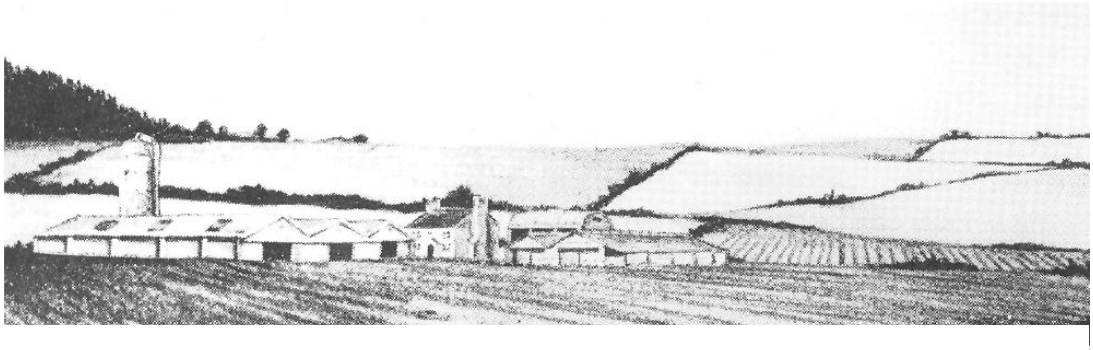
External works

The appearance and efficiency of a well-designed building can be spoilt as a result of thoughtless additions and lack of attention to the detail of external works, such as, fences, gates and services. This can usually be avoided if the external works are considered at an early stage in the design of the building. Existing features should be protected, restored, replaced where appropriate, for example, hedgerows and stone walls.

Topsoil should be carefully stripped and stored separately from subsoil, and on completion of the building, the surrounding area not required for hardstanding should be re-top soiled and grassed or cultivated.

1. Tree planting options

Few traditional farmsteads are without adjoining blocks of trees. Previous generations either sited the farms next to existing trees or they were planted to provide shelter, shade and, more often than not simply to 'improve' the farm. The result is that over the years both trees and farmstead have come to be regarded as an all-encompassing natural part of the countryside. It is therefore recommended that trees are utilised to enhance both new buildings and conversions, thereby enhancing the modern farming landscape. The following images demonstrate the benefits of tree planting:



Farmstead with no associated tree planting.

Tree planting added which appears to 'anchor' the farmstead to the landscape and blend the buildings into the countryside.

The benefits of tree planting include:

- The softening of a hard building outline, especially if the trees form a backcloth or frame to the building, anchoring the building to the landscape.
- The provision of a vertical contrast to offset the horizontal emphasis of modern farm buildings.
- The provision of an attractive point of interest especially in an open landscape, thereby reducing the dominant appearance of new buildings.
- Enhancing wildlife.
- Value through diversity and extended habitat areas.
- Trees can control soil erosion by reducing wash and run off from heavy rain, suitable for planting on steeper and unstable slopes.
- A belt of trees can act as a windbreak and shelter for farm stock.

Overall, planting tree and scrub species around modern farm buildings with appropriate native species is encouraged but it is vital that it reflects the local pattern of woodlands, copses and hedgerows.

It is advisable to seek specialist landscape advice for the design and specification of a large scale planting scheme.

2. Flooding and drainage

National planning policy steers new development to areas with the lowest probability of flooding. This policy applies to many PD rights and all proposals requiring a planning application.

Maps published by the *Environment Agency* show flood zones relating to the probability of flooding. Development proposals may need to be accompanied by a Flood Risk Assessment (FRA).

Water management needs to be considered at an early stage in the design process. Water will need to drain from the site as it would in a natural system, particularly during heavy rainfall, to minimise the chances of flooding. It may be necessary to consult a flood or hydrology expert for larger projects or flood prone sites.

Sustainable drainage systems can be small or large scale. Permeable surfaces should be incorporated around the building to reduce water run-off, materials such as compacted crushed stone, whilst of a 'hard' appearance still allows water to drain. Rainwater harvesting should be considered, as should the potential for including reed-bed treatment or other water purification systems on site to deal with effluents.

3. Renewable and low carbon energy

The rural, often remote location, and the design of many modern agricultural buildings can provide the opportunity to generate energy from renewable or low carbon sources. Options can include; ground-source or air-source heating, geo-thermal sources, solar and wind power, biomass and anaerobic digestion. Energy consumption can also be reduced through the siting and specification of new building or conversion.

It can be possible to accommodate technology such as solar panels or wind turbines if they are carefully sited to minimise landscape and visual impacts. The roofs of modern farm buildings can especially offer greater scope for integrating solar panels than those of traditional farm buildings.

The Council's Guidance Note on *Sustainable Construction and Design* and *Renewable and Low Carbon SPD* summarise policy requirements and opportunities. *Chapter 10 of the Council's Heritage Management Guidance SPD* provides detailed guidance on incorporating energy efficiency and microgeneration into existing buildings.

The need for planning consents should always be checked when considering adding measures to existing buildings.

4. Historic and archaeological considerations

The Harrogate district has a rich archaeological and historic landscape with many recorded and designated sites and features. These can be easily damaged or destroyed by development, and once lost, they cannot be replaced.

It is important to understand the historical significance of the property as a whole and its distinct parts when considering further alterations which might affect the features, and its archaeological and historical significance.

Known archaeology can be identified by contacting:

- *Historic England - The List* with regards to designated sites (scheduled monuments). Permission must be gained from Historic England for works which affect scheduled monuments (please contact: *Historic England Regional Office*

- The *North Yorkshire Historic Environment Record* with regards to non-designated archaeology.

See Section 3 of this guidance for more information on identifying other heritage designations.

5. Ecological considerations

Harming protected species or their habitats is a criminal offence. The Council is obliged to have regard to biodiversity conservation when considering Prior Approval and Planning Applications *(Natural Environment and Rural Communities Act 2006, The Conservation of Habitats and Species Regulations 2010).*

The potential for protected species to be present, and for loss or damage to habitat must be considered in any development proposal. Effects on biodiversity can often be avoided, minimised or mitigated through careful siting and design. Effects can include disturbance during construction, but also operational effects from run-off and pollution. Enhancements to biodiversity can be incorporated into many schemes, such as barn owl boxes and bat boxes / roof tiles. The Council's *Biodiversity Design Guide* contains further advice and can be found by following this link: Biodiversity Design Guide

Summary checklist of guidelines for siting and design of new farm buildings

The following tables summarise the guidelines included in this section of the guidance which should be applied when designing new farm buildings. This can be used as a checklist by designers:

Siting The broad location of a building is usually determined by practicalities and convenience but the site of a building within the broad location should aim to integrate the buildings with its surroundings and minimise any impacts on landscape character and the environment.	
	As a general rule site new buildings within or adjacent to existing farmsteads, respecting local settlement pattern and building hierarchy.
	Avoid exposed skylines.
	Use existing landform and vegetation to integrate development with the surrounding countryside.
	Where new buildings will be isolated in the countryside siting and layout will be important in determining potential impact on landscape character, visual amenity and biodiversity.
	Avoid loss of existing vegetation.
	Avoid disruption of characteristic field pattern particularly if there is an historic associations, for example, a medieval field system.
	Look for opportunity to improve setting of traditional farmsteads where buildings have subsumed the original asset.
	New development should help to conserve heritage assets rather than to remove, harm or compromise their heritage value.
	Avoid removal or destruction of archaeological assets that would cause substantial harm to their interest.
	Buildings sited on sloping land need to consider the requirements for earthworks and possible 'stepping of the roofline.'

Buildings need to meet the requirements of their practical use but should also consider the	
	Respect vernacular design where appropriate. Ensure the building design does not dominate the historic farm complex
	Large scale modern buildings should be subservient to farmsteads with heritage value.
	Consider scale in comparison in to neighbouring buildings and development.
	Where practical and appropriate break up large buildings into smaller units to respect local arrangement of buildings.
	Consider stepping the roof line to follow the slope where building are located on a slope
The materials used in modern farm buildings are no longer locally sourced and the choice of materials impacts upon the appearance of buildings within the landscape.	
	Where appropriate match with vernacular materials. The use of traditional materials to face exterior walls in prominent locations may help to reduce the impact of the building on local character.
	Colour is a key consideration. Muted colours in a palette that blends with the surroundings will reduce the prominence of new buildings in the landscape and better reflect vernacular.
	Avoid contrasting colours that would detract in the landscape.
	Avoid materials that are bright or could glare, for example metal roofs.
Access Access arrangements can impact on the local environment and should be considered at the outset.	
	Where possible use existing access arrangements and avoid creating long lengths of new track.
	Where a new access is required roads/ tracks should follow contours and aim to be unobtrusive in the landscape.
	Where new access is needed this is within the redline boundary of the site where a planning application is required.

New farm buildings often come with additional requirements in addition to access such as	
	Ensure ancillary development is integrated with the main proposals and that materials and colour match.
	Locate to respect traditional buildings and built heritage.
Earthworks Sloping sites will require earthworks	
	Minimise the requirement for earthworks as these can highlight the presence of new buildings and development increasing prominence.
	Where earthworks required ensure cut and fill balance. Bunding should be avoided as it can serve to highlight a development due to its uniform manmade appearance. Where bunding is needed aim to vary its appearance to fit with surrounding landform where possible.
Planting/landscape	
	Where possible utilise existing woodland, trees and other vegetation to soften views of any new structure.
	New planting should be appropriate to the area. Native trees and shrubs that are locally present will aid integrations of the development.
	Avoid the use of ornamental species in rural locations.
	There are areas in the district where large scale tree planting would be uncharacteristic and detrimental e.g. the grassland plateau landscape of the Nidderdale AONB and other mitigation measure should be adopted where appropriate.

The need for planning permission must be taken into account further information can be found within Section 3 of this guidance.

Farm Building Design Guide

SECTION 2 – CONVERSION AND ALTERATION OF TRADITIONAL FARM BUILDINGS

THIS SECTION PROVIDES GUIDEDANCE ON DESIGN CONSIDERATIONS RELATING TO THE CONVERSION AND ALTERATION OF TRADITIONAL FARM BUILDINGS AND FARMSTEADS:

Introduction

The form of vernacular farm buildings partly derives from local building tradition, this having been strongly affected by the local availability of materials; it also strongly derives from building function. This results in a variety of building forms throughout the district.

Above: Brick farm building in the Vale of York in the East of the district (left). Stone farmhouse and barn in linear arrangement in Nidderdale in the West of the district (right).

Traditional farmsteads and buildings make a significant contribution to both landscape character and local distinctiveness of the District whilst also influencing local communities and economies. Most buildings will be historic and therefore classed as non-designated heritage assets, with some being designated heritage assets (these being protected through listing).

The council encourages appropriate reuse, incorporating high quality, locally distinctive design in order to ensure that they are maintained within the landscape and avoid their eventual loss through dereliction. New uses that both enhance and are sensitive to their historic character and significance are encouraged.

Refer to the Appendices of this guidance for further information on the variety of building types within the district.

How to use this guidance

The following guidance sets out the best practice process by which proposals for conversions and alterations should be assessed and formulated, and gives guidance on principles of design, including visual aids.

The design principles apply to all proposals for altering and converting traditional farm buildings, though the most common proposals are for residential or similar use. This can be the most demanding (and potentially harmful) use because of the need to subdivide the buildings. Continued agricultural use or conversion to uses such as an office or workshop are typically less harmful options.

The council strongly encourages early discussion with the council on proposals for alterations to traditional farm buildings, particularly those that are listed, are non-designated heritage assets or located within Conservation Areas.

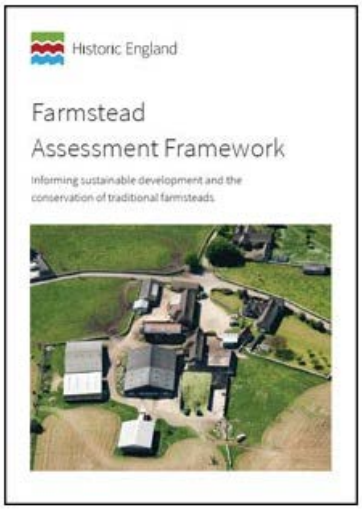
Refer to Section 3 of this guidance for more information on the planning process and how to identify designated and non designated heritage assets.

Assessing the potential for conversion and alteration

At the outset, it is important to understand the character and significance of the existing buildings, whether protected by listing or not, in terms of elements such as layout, form, openings, scale and materials. Inappropriate alterations will harm the traditional character of farm buildings and erode their significance as former agricultural buildings. By following the best practice process for assessing and formulating development proposals, harm can be avoided and schemes put forward that represent high quality design that make a positive and sustainable contribution to the district's built and natural environment.

Farmstead assessment framework

Assessments of potential for conversion and alteration should follow the principles set out in *Historic England's 'Farmstead Assessment Framework'*1.* This Framework is designed to save time and costs before preparing a detailed planning or listed building application by enabling the identification at the earliest stage of the following:



- Historic character and significance, including the extent of change to the site and its setting.
- Constraints and opportunities.
- The need for professional advice and support.

The Framework should be read in conjunction with the council's Heritage Management Guidance Supplementary Planning Document (Heritage SPD) which provides additional background guidance relating to various aspects of the historic environment. In addition, the Appendices of this guidance give information on the building and farmstead types of the district.

Stages of the assessment framework

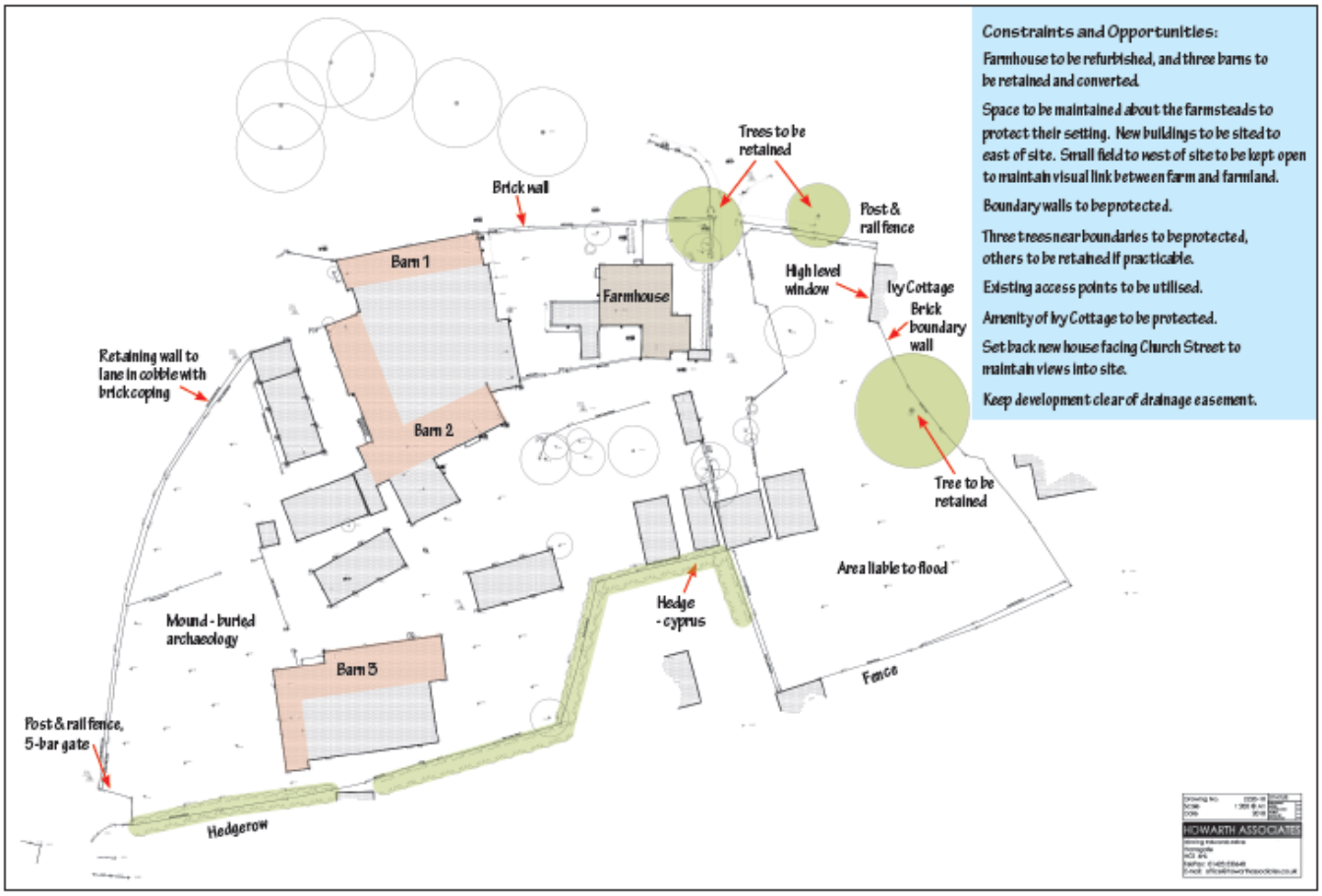
In making the assessment, the following steps should be undertaken:

1) ***Site survey***
Including access, services, landscape setting and designations. Relevant Heritage SPD chapters are: Chapter 2 – Identifying the setting of heritage assets, Chapter 6 – Understanding Context.

2) ***Assessment of heritage significance***
For example, consideration of designations. Relevant Heritage SPD chapters are: Chapter 3 – Local Distinctiveness, Chapter 4: Understanding significance, Chapter 5: Criteria for identifying Non-Designated Heritage Assets.

3) ***Consideration of the capacity for change***
For example, the site access, impact on neighbours, impact on habitats, landscape character and energy efficiency improvements. Relevant Heritage SPD chapters: Chapter 7 – Designing new development, Chapter 8 – Alterations to historic buildings, Chapter 10 – Energy Efficiency and microgeneration.

4) ***Formulating the proposed scheme***,
Using the above stages to inform siting and design proposals. The following is an example of a site analysis, highlighting the constraints and opportunities (taken from Chapter 6 of the Heritage SPD):



Design principles for conversion and alteration

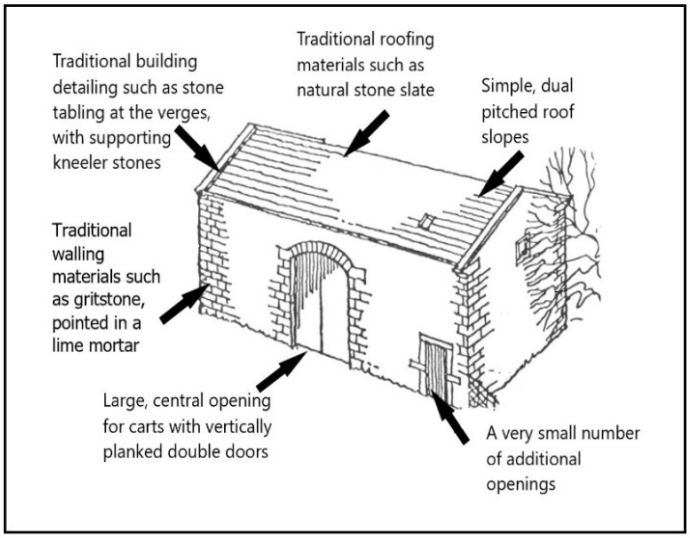
General principles

Changes to traditional farm buildings and farmsteads should be designed in such a way as to:

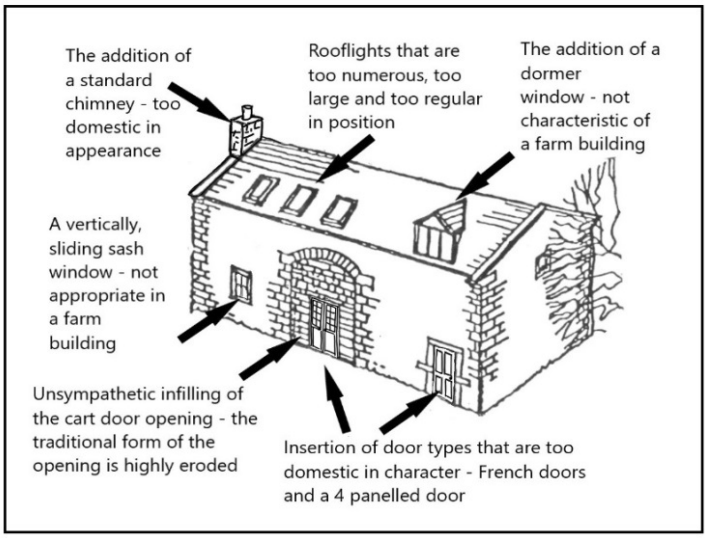
- Conserve and retain historic fabric, features and building details.
- Use a conservation approach to building repairs.
- Limit new openings in buildings and make use of existing in a sensitive manner.
- Specify new windows and doors that respect the agricultural form of the building (for example, vertical planked doors rather than 4 or 6 panel doors).
- Respect the historic layout of the farmstead.
- Retain ancillary outbuildings.
- Involve minimal change to the access and boundary treatments (specification of rural forms of boundary treatments such as simple stone walls, 5 bar gates etc).
- Minimise the provision of new domestic gardens / curtilages. Limit intervention to important outside spaces such as farm yards.
- Deal with car parking in a sensitive manner, for example, using existing buildings for garaging. If a new building is permissible without harm to the character of the farmstead or wider landscape, an open 'cart shed' form of garage, to appear as a traditional outbuilding maybe acceptable (not standard garages incorporating up and over doors).
- Avoid the 'domestication' of the farm buildings through inappropriate scale and forms of extensions and also the introduction of features such as chimney stacks, dormer windows, highly visible TV aerials and satellite dishes.

Some of the alterations stated above are demonstrated in the following drawings and images, intended as visual aids to highlight some of the common interventions that harm the traditional character of historic farm buildings and also those that conserve character:

Conservation of farm building character



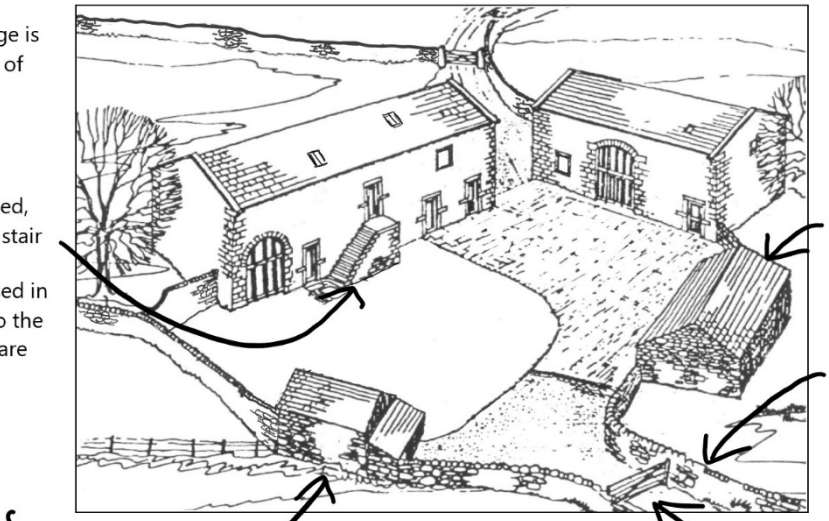
The characteristics of an unconverted, traditional farm building



Typical alterations that harm the character of a traditional farm building

Conservation of farmstead character

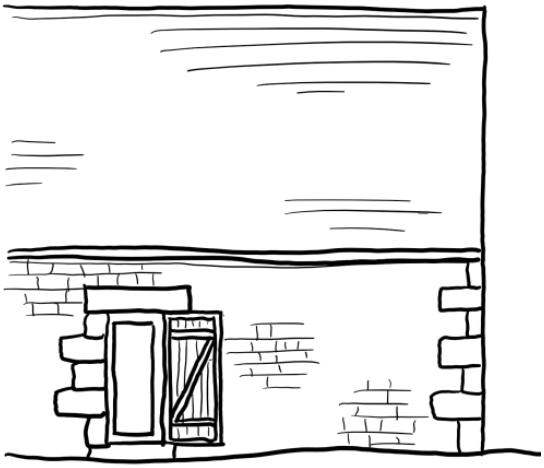
This image highlights the ways in which the rural character of a farmstead can be conserved through careful design of a scheme for residential conversion:



Examples of common alterations

The following are examples of conversions and alterations and are intended to highlight both good and poor practice:

GOOD DESIGN - A replacement window that is a good Interpretation of a traditional window found in farm buildings. The timber slats maintain the aesthetic of the window style, and an inward opening casement provide a practical opening mechanism.



GOOD DESIGN - An existing opening in a barn is retained, with new, glazed door inserted and vertically planked timber door externally – to be either pinned opened or to be operational for closure when required.

POOR DESIGN - The proposed scheme (below) significantly harms the character of this former farm building – due to the high number of regularly spaced rooflights, the high number of new window openings and the domestic style of the new windows – the overall affect is highly domestic, which is contrary to existing character.

POOR DESIGN - Although this new garage (right hand side) is built using stone, the overall standard, double door form of the building does not sit well within the group of buildings. The use of slate rather than stone slates and also the intense colour of the wood finish to the doors adds to the visually obtrusive impact of the building.

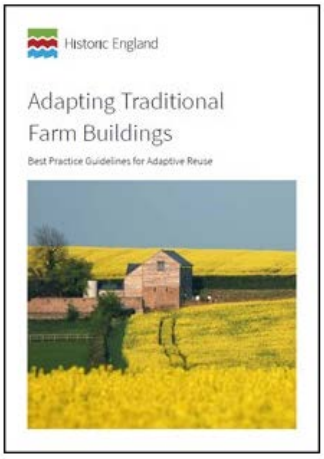
GOOD DESIGN –

- Glazed infill to cart door openings with robust joinery details.
- Use made of ventilation slit openings on front elevation (right hand barn.
- No other openings formed.
- Black metal flue installed rather than a standard masonry chimney stack.
- Simple and modest landscaping to form the new domestic garden.

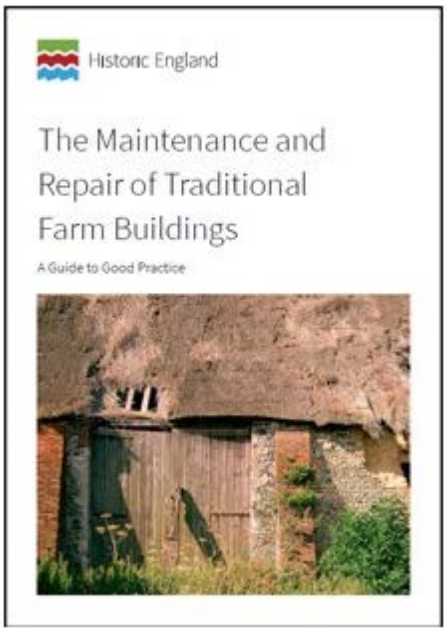
NOTE ON ROOFLIGHTS - Rooflights have been used instead of new window openings in order to provide natural light – these are quite large and numerous (particularly on the right side of the barn) – this should normally be avoided but there may be instances where the provision of rooflights is favourable instead of the creation of new openings elsewhere – a balance needs to be met in this respect.

Please note that both external and internal alterations to a listed building are likely to require listed building consent please refer to Section 3 of this guidance for more information.

Further detailed guidance relating to the specific design elements to a scheme of conversion or alteration can be found in *Historic England's guidance*, accessible by following this link: *Adapting Traditional Farm Buildings*



General maintenance and repair of traditional farm buildings



Even if traditional farm buildings are not to be converted or altered, it is good practice to carry out regular maintenance in order to avoid unnecessary decay to the fabric of the building.

Keeping the roof in good repair is a key way of achieving this.

If the building is listed, advice can be given by the council on appropriate materials and repair methods, and also on the potential need to gain listed building consent (which depends on the scope of the repairs). See Section 3 for information on contacting the council.

Further guidance can be found in Historic England's guidance document, accessible by following this link: *The Maintenance and Repair of Traditional Farm Buildings*

Protected Species

When carrying out repair or conversion works to farm buildings, the potential for protected species (particularly bats) to be present, and for resultant loss or damage to habitat, must be considered. Harming protected species or their habitats is a criminal offence. The Council is obliged to have regard to biodiversity conservation when considering Prior Approval and Planning Applications. It may be necessary to carry out a bat survey for inclusion with a planning application. Mitigation measures may be required, such as provision of bat friendly features such as bat slates or bat boxes.

Additional Resources

'Farm Buildings of Nidderdale Area of Outstanding Natural Beauty – Glossary of Terms,' by Jen Deadman 2011.

'Traditional Farmsteads and their Buildings in Nidderdale AONB,' by English Heritage and Nidderdale AONB 2011.

Farm Buildings Design Guide

SECTION 3 – PLANNING REQUIREMENTS

THIS SECTION PROVIDES AN OVERVIEW OF THE RELEVANT PLANNING POLICIES, PLANNING CONSENTS AND HOW TO IDENTIFY HERITAGE ASSETS:

Planning policy

Planning policy provides the framework under which decisions on planning applications are made, from a national to a local level. National planning policy is set by the government and guides the preparation and adoption of local planning policy. Planning policy is supported by legislation which mainly takes the form of Acts of Parliament and Statutory Instruments.

National planning policy

The National Planning Policy Framework (NPPF) provides the planning policy context at national level and makes it clear in paragraph 124 that 'the creation of high quality buildings and places is fundamental to what the planning and development process should achieve.'

This framework is supported by the National Design Guide 2019 which sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the government's collection of planning practice guidance and should be read alongside the PPG on design process and tools.

The Design Guide recognises that specific, detailed and measurable criteria for good design are most appropriately set out at the local level, but that it provides a structure that can be used to inform local design guides.

The National Planning Policy Framework can be found online by following this link: NPPF

Harrogate District Local Plan (Adopted 2020)

The Harrogate District Local Plan recognises the importance of the district's high quality built and natural environment. The plan's objectives expect new development across the district to be well designed, respecting the local character of places and adding to local distinctiveness.

Policy HP3: Local Distinctiveness establishes criteria against which all development proposals will be assessed. It reflects the importance of maintaining high quality, locally distinctive environments across the district for their own sake, and also as a means

of ensuring the conservation and contribution to the enhancement of the significance of heritage assets, as well as the protection of landscape character.

This policy is supported by the council's Heritage Management Guidance Supplementary Planning Document, which contains useful guidance on conserving the district's historic environment.

Another key policy is **HS6: Conversion of Rural Buildings for Housing**. The policy sets out that outside defined settlement development limits, conversion to residential use will be supported, but only if certain criteria are met. These include those that relate to design and context, matters that are covered by this guidance:

- The scale, form and general design of the building and its proposed conversion must be in keeping with its surroundings, local building styles and materials.
- The proposed alterations must be of a high quality design, retaining the features that contribute positively to the character of the building and its surroundings.
- The building and its curtilage must be able to be developed without an adverse effect on the historic environment, the character of the local landscape or its setting.

Other key Harrogate District Local Plan policies are:

- **Policy HP2: Heritage Assets** - this policy provides protection for designated and non-designated heritage assets.
- **Policy NE4: Landscape Character** – this policy seeks to manage changes to the landscape in order to make a positive contribution where possible and minimise any detrimental effects on landscape character.
- **Policy GS8: Nidderdale Area of Outstanding Natural Beauty** – The Nidderdale AONB Management Plan 2014 is a high level strategy prepared by the AONB Joint Advisory Committee. It provides a framework for coordinating action to protect the AONB's special qualities in response to existing and future challenges. The objectives and policies of the Management Plan are reflected in this policy and the Local Plan generally.

The content of the Local Plan can be found online by following this link: Local Plan

Other Guidance

The adopted Supplementary Planning Document 'Guidelines on Equestrian Development in Nidderdale AONB' provides guidance on the siting and design of equine related development to maintain and enhance the natural beauty for which the Nidderdale AONB has been designated.

When are planning consents required?

Development as a rule requires planning permission. However, proposals for new farm buildings, alterations to existing farm buildings and conversion of existing farm buildings may benefit from

Permitted Development (PD rights) which permit certain building works and changes of use to be carried out without planning permission. In these cases, a Prior Notification is required rather than a planning application. Additional consents may be required where proposals affect heritage assets.

Examples of when planning permission is required:

- Development of rural buildings in non-agricultural uses and those related to small holdings.
- Development related to an equestrian use. Proposals for stabling, exercise areas and conversion of buildings to equestrian related uses all require planning permission. However, temporary shelter in field may not require planning consent. The applicant should check with the council.
- Demolition of certain types of structures and buildings located within conservation areas, including boundary walls. Some types of structures are excluded, including those with a total cubic content of less than of 115 cubic metres.

Examples of when PD rights may apply to development on farms:

- For development to benefit from permitted rights the building or development must be used for agriculture, horticulture or forestry related business.
- If the farm is 5 hectares or more PD rights may apply to erect, extend or alter a building or carry out excavations and engineering operations needed for agricultural purposes although approval may still be needed for certain details of the development. The types of permitted development include:
    - temporary uses of land;
    - agricultural buildings below a certain size;
    - forestry buildings; and
    - caravan sites and related buildings in some circumstances.
- Conversion of existing farm buildings to residential use.

Further guidance can be found on the Government's website: Planning Permissions for Farms

When heritage consents may be required:

- If the proposal involves demolition or alteration to a listed building, listed building consent will be required.
- If development affects a Scheduled Monument, Scheduled Monument Consent will be required. This is administered by Historic England. Contact details can be found here: Historic England Regional Office

Please note that proposals affecting non-designated heritage assets do not require additional consent, but the impact of development proposals on their significance will be assessed as part of the planning process.

Please see below for information on identifying designated and non-designated heritage assets.

How do I find out if I need planning consents?

It is always advisable to check with the council to see if planning consent is required for your proposals.

This can be done by submitting a planning enquiry. Details of this service can be found here:
Do I need Planning Permission?

Can I obtain feedback on my proposal prior to submitting an application?

The council offers a pre application advice service and those considering the construction of a new rural building or conversion of an existing building are strongly advised to submit a pre-application enquiry. The council will provide guidance on whether a full planning application will be required.

This will give an applicant feedback from the Local Planning Authority regarding the acceptability of the proposal in principle and also the design considerations to consider prior to making a planning application. The response will also confirm the information required to be submitted with the planning application (which will depend on the type of development proposed and the characteristics of the site).

Further information on the pre-application enquiry process can be found here:
Pre-Application Enquiry Service

Applying for planning consents

Applications can be made online, via the Planning Portal: Planning Portal

Alternatively, forms can be printed off and posted to the Council. The forms can be found here:
Planning Application Forms

Additional information on applying for listed building consent can be found here:
Applying for Listed Building Consent

Prior notifications

Where permitted development rights apply, Prior Notification will be required. The applicant must notify the Council before work starts by submitting the relevant Prior Notification form which can be downloaded from the council's website: Prior Notifications Application Forms

Supplementary information about the farm business may be needed with the Prior Notification, requiring the completion of an Agricultural Buildings questionnaire.

Identifying heritage assets including listed buildings, non-designated heritage assets and conservation areas

Designated heritage assets

The listed status of a building (as well as other designations such as World Heritage Sites and Scheduled Monuments) and can be identified by reference to Historic England's online Heritage List. It can be found my following this link: Historic England - The List

However, it should be noted that objects, structures (including walls) and buildings affixed to a listed building or within its curtilage may also be protected by listing. In general, any pre-1948 structure that formed part of the land and was in the curtilage of the principal listed building at the date of listing will also be protected by the listing.

Any queries relating to the extent of listing should be directed to the council's conservation officers via email (heritage@harrogate.gov.uk).

Non-designated heritage assets

The council identifies non-designated heritage assets (NDHA's) using the criteria set out in Chapter 5 of the Heritage Management Guidance Supplementary Planning Document. It can be found by following this link: Heritage Management Guidance - Chapter 5. Most traditional farm buildings can be classed as NDHA's. Proposals that affect NDHA's are assessed for the impact that the proposals may have on the significance of the buildings, in addition to normal planning considerations.

Identifying conservation areas

Buildings that are located within conservation areas are subject to additional planning control, most notably control of demolition. Further, development in conservation areas will be assessed for its impact on the special architectural and historic interest of the area.

The council's 'In My Area' search facility shows the location of conservation areas relating to a particular property address. This can be found on the council's homepage: Harrogate Borough Council

There are 53 conservation areas in the Harrogate district and each one has an appraisal document that sets out what is special about each area. They can be found my following this link: Conservation Area Appraisals

If online or email access is not possible, please contact the council's Customer Services team who will be able to assist (tel. 01423 500600).

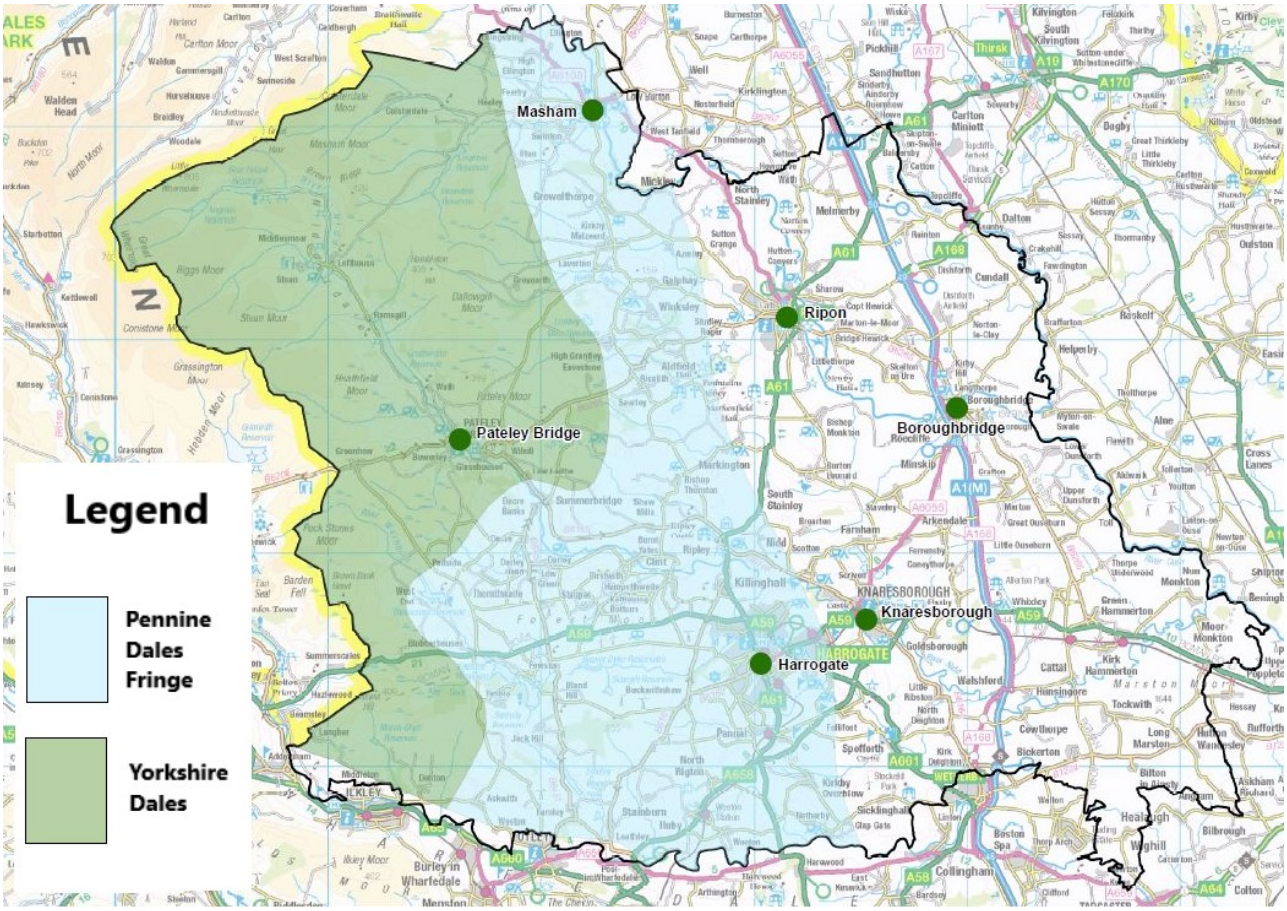
Farm Buildings Design Guide

APPENDIX 1 - AREA 1 UPLANDS AND MOORLAND FRINGES

This appendix is intended as an overview to the landscape character of Area 1, together with information on the form of farmsteads and farm buildings. Typical examples are given as a means to convey character but it is not intended as a comprehensive description as there will be many variations of character elements.

Area 1 covers the following National Character Areas: Eastern part of NCA 21: Yorkshire Dales and NCA 22: Pennine Dales Fringe

Location



The area covers approximately the western half of the district, taking in the towns of Harrogate, Masham and Pateley Bridge. The Nidderdale Area of Outstanding Natural Beauty (AONB) is located within the Yorkshire Dales character area and also extends further to the east, towards Ripon and Harrogate.

Landscape characteristics

- Predominantly rural landscape with an associated strong sense of tranquillity. Views across river valleys and reservoirs.

- Scattered farmstead and small nucleated villages on valley floors, often close to river crossing points and transport routes.

- Hamlets, villages and small market towns are particularly distinctive, with strong visual unity, being built in local Millstone Grit Group and Yoredale Group stone in the west and Magnesian Limestone on the eastern fringes.

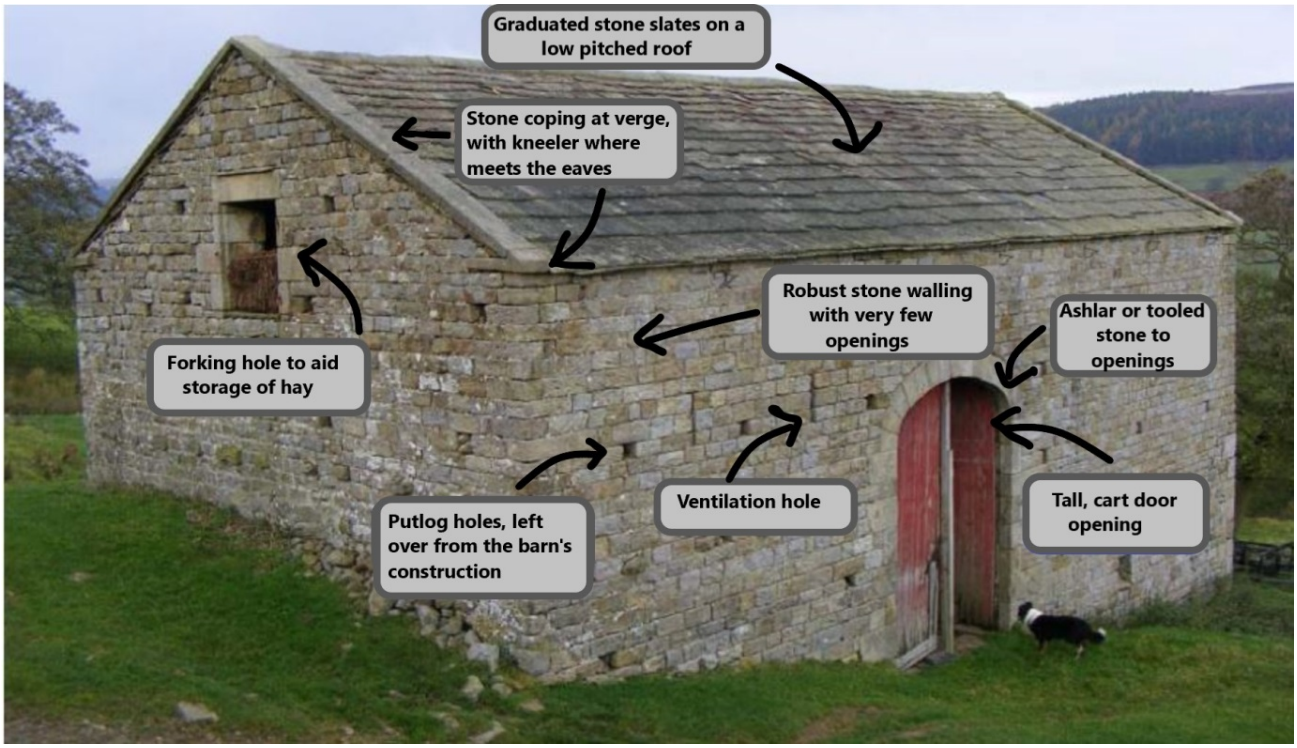
- Villages, farms and larger settlements are built in local stone which contributes greatly to the character of the landscape, particularly where stone walls are also present as field boundaries.

- The Pennine dales fringe east of the Yorkshire dales uplands is transitional landscape – *supports moorland vegetation. Large scale, expansive landscape.*

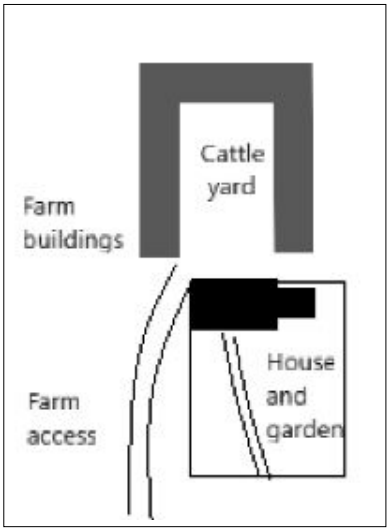
National Character Area profiles for each of the areas have been created by Natural England. These can be accessed by following this link: National Character Area Profiles

Typical characteristics of a farm building

The following image demonstrates some of the predominate characteristics of farm buildings in this part of the district:



Typical farmstead layouts



Linear plan - Farm house attached to the farm buildings. These sometimes extended to form a T- or L-shaped plan. Typical within the AONB (*left*).

Courtyard plan - buildings (linked or detached) face each other on one or more sides around a cattle yard (*right*).

Dispersed plan – a lose arrangement with no focal yard (*left*).

Other variations of these layouts may exist in the Area 1.

Common building types

Combination barn –

(*Left*) A multi-functional barn for the storage and processing of harvested crops and the resulting straw and grain, livestock (mostly cattle) and hay, carts and stables for horses.

Field Barn – Located within the field systems on the western fringes of the area (within the AONB) in order to provide storage for hay and housing of cattle over winter. Some field barns are combination barns or bank barns (those set into a slope to form a split level access). *Right* (*left - Image ©Jen Deadman*)

Farm House – The house providing domestic accommodation for the farming family. Often incorporated a dairy room. In the AONB, typical features are stone mullioned windows.

Laithe House - Small scale linear buildings of a single construction incorporating domestic and farm uses in a single building. These tend to date from the mid-18th to mid-19th century. Typical of the AONB.

Other farm buildings – stables, cart sheds, cow house (known as a 'mistal' or 'byre'), granaries (first floor level, accessed by external stairs, usually above cart sheds or stables, pigsties (with a small yard - sometimes a combined pigsty and hennery above).

Typical materials

Majority of area - Millstone Grit stone for walling with sandstone ashlar (smooth faced) or tooled grit stone used for architectural details such as heads of openings, with typical planked /ledged and braced door (*left* - Image © Jen Deadman

Sandstone for roofing slates (*left*), usually laid in diminishing courses, with stone ridge pieces and copings at the verges. Rare examples of steeply pitched roofs (*above right (image © Jen Deadman*), likely to now be covered in Welsh Slate, pan tile or metal cladding, are a sign of an earlier building that would have originally been thatched in heather ('ling').

Eastern fringes of area – Gritstone for walling, but also sandstone and Magnesian Limestone, or combinations of stone types. Some use of Welsh slate and clay Pantiles for roofs.

Example features of interest

Left - Traditional stalls for division of cattle / horses, with cobbled floor – the typical flooring found in farm buildings (Image © Jen Deadman)

Right - Cobbled paths around farm buildings (Image © Jen Deadman)

Right - Owl hole, to allow owls to enter for the reduction of vermin. (Image © Jen Deadman)

Right - Interior hen holes, for nesting. (Image © Jen Deadman)*Left* –

Stone flags as a flooring surface – usually only used for the threshing floor of barns. (Image © Jen Deadman)

Right - Historic timber roof structure, here, a 'queen post truss' form. (Image © Jen Deadman)

Images from: 'Farm Buildings of Nidderdale Area of Outstanding Natural Beauty – Glossary of Terms,' by Jen Deadman 2011.

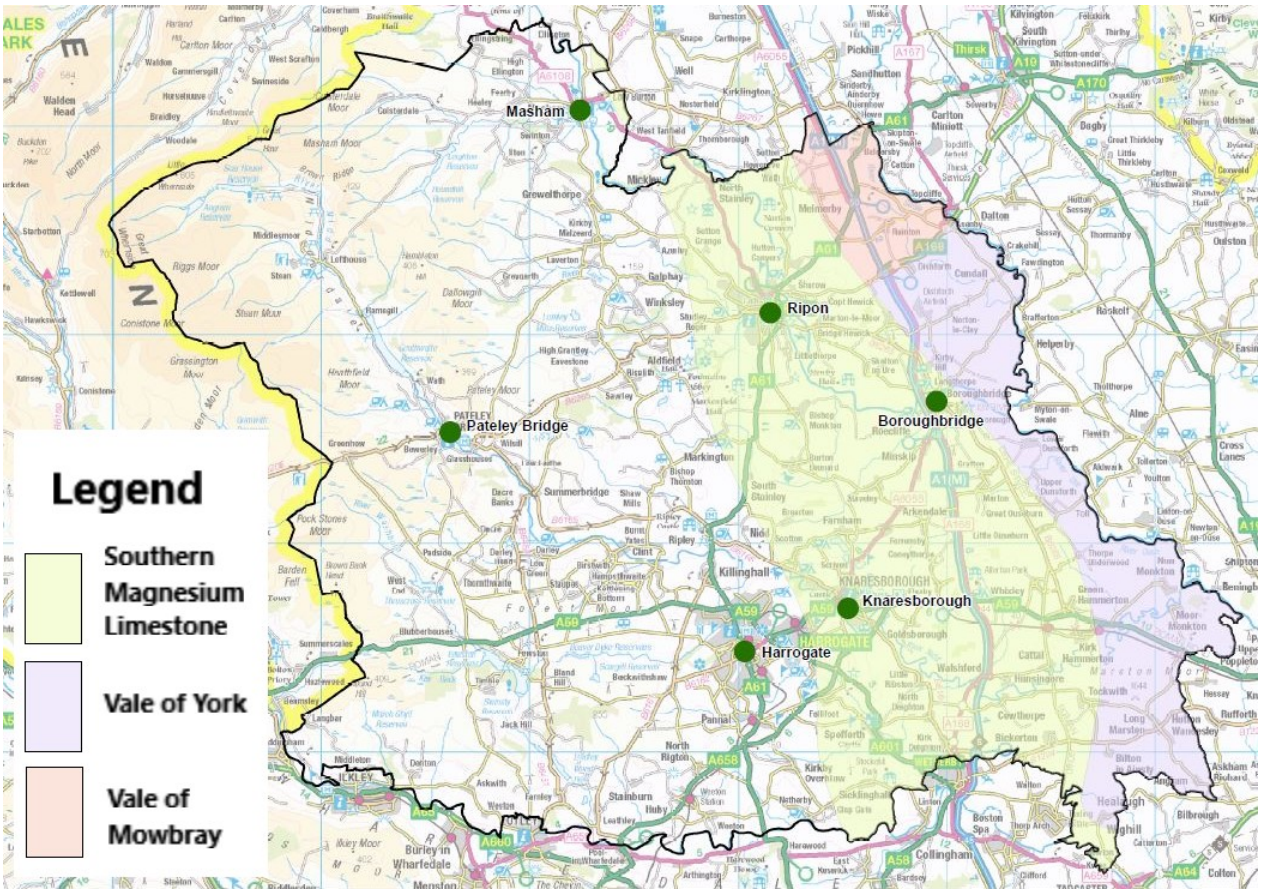
Farm Buildings Design Guide

APPENDIX 2 - AREA 2 MAGNESIAN LIMESTONE RIDGE AND EASTERN FRINGE (LOWLANDS)

This appendix is intended as an overview to the landscape character of Area 2, together with information on the form of farmsteads and farm buildings. Typical examples are given as a means to convey character but it is not intended as a comprehensive description as there will be many variations of character elements.

Area 2 covers the following National Character Areas: NCA 30 Southern Magnesian Limestone, NCA 28: The Vale of York and NCA 24: The Vale of Mowbray

Location



The area stretches north to south across the eastern half of the district, taking in Ripon, Boroughbridge and Knaresborough towns, characterised by the underlying Limestone geology. In addition, there is a small but distinctive part of the district on its eastern edge incorporating the Vale of York and Mowbray areas.

Landscape character

- A low ridge of gently rolling landform which is covered by a pattern of fertile farmland and well wooded estates. A predominantly arable landscape.
- Fertile, intensively farmed arable land, with large fields bounded by clipped hawthorn hedges, creating a generally large-scale, open landscape.
- Arable farming within the gently undulating corridor, dissected by river valleys and flood plains.

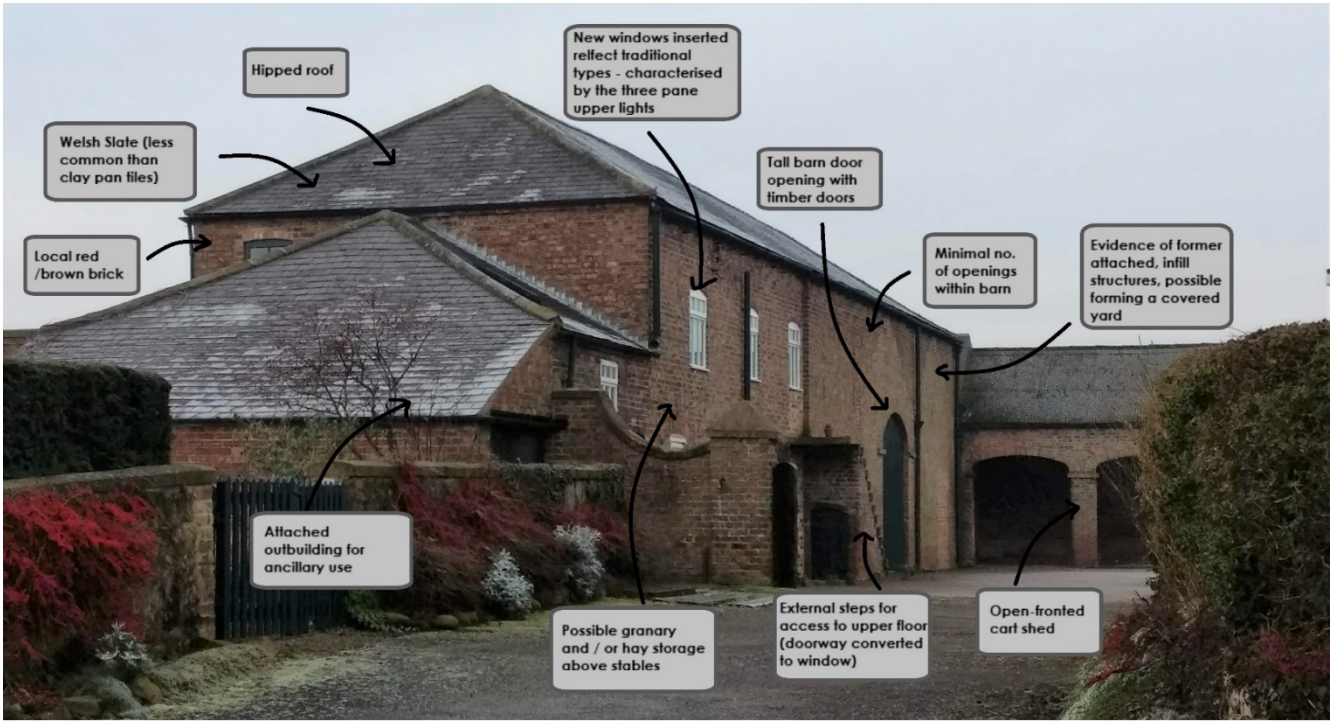
View looking towards Arkendale.

- In the Vales there is a lowland landscape with predominantly agricultural land use, with medium to large-scale arable fields defined by hedgerows (which are often low and intermittent with sparse hedgerow trees) and fences.
- Small villages on higher land are set within a quiet rural landscape. The villages typically linear in grain. Dispersed large farmsteads with examples of the more prosperous agriculture dating from the 19th century. Unifying use of brick as principal building material, with sandstone / limestone present at the northern part of the area.

National Character Area profiles for each of the areas have been created by Natural England. These can be accessed by following this link: National Character Area Profiles

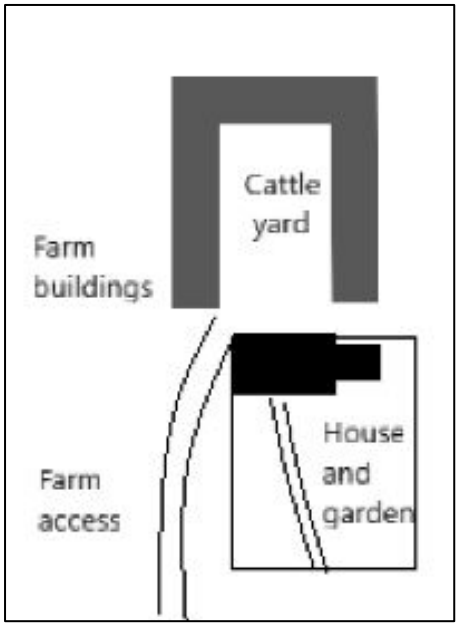
Typical characteristics of a farm building

The following image demonstrates some of the predominate characteristics of farm buildings in this part of the district:



Typical farmstead layouts

Courtyard plan – The most common layout in this area - buildings (linked or detached) face each other on one or more sides around a cattle yard (*left* – a typical example in plan / *below* – an example in the East of the district*).*



Note: Other Variations of this layout will be present in the area, depending on scale and location.

Common building types

Farm house - The house providing domestic accommodation for the farming family. *Right* – Farmhouse with farm buildings in a courtyard arrangement to the rear.

Barn - Large brick barns are characteristic, with tall double doors on opposing sides, often with porches (door opening incorporated into a projecting structure rather than being flush with the main wall). Often with attached structure of same scale providing ancillary uses. *Below right* - brick barn with hipped roof facing directly onto village road.

Below Left - Probable pre-19th century barn, indicated by modest scale, steeply pitched roof and historic timber roof structure (built from Spofforth sandstone).

Wheel houses ('gin gangs') – Single storey structures for horse-powered threshing machinery are a distinctive feature, attached to barns. Identifiable in plan by a characteristic addition of circular or octagonal appearance.

Above left – converted barn with gin gang converted to domestic accommodation.

Above Right – the same gin gang visible on an historic OS map dating from the mid-19th century.

Above – Range of farm buildings, including cart shed.

Other farm buildings – stables, cart sheds, cow house (known as a 'mistal' or 'byre'), granaries (first floor level, accessed by external stairs, usually above cart sheds or stables, pigsties (with a small yard - sometimes a combined pigsty and hennery above).

Typical materials

Magnesian Limestone for walling, either alone but often combined with other stones – gritstone, and / or sandstone.

Left – Limestone, cobble and brick used in combination.

Brick or brick and cobble present to the east (*below left*). Cobbles also seen in combination with other stones. Bands of materials often used in walling. Local variations of sandstone, for example, the pink toned Spofforth stone (*above right*).

Pan tiles for roofing (*right*), with occasional sandstone slate courses at the eaves. Some use of Welsh slate.

Particularly characteristic of the eastern parts of the area but also found throughout - red / brown brick, with some use of cobble (often on boundary walls, *right*).

Left – Bands of cobbles in a brick farm building.

Example features of interest

Left - Evidence of previous opening visible in the brickwork. Also, quality of detailing with the dentil band detail.

Below left – Timber manger and feeding trough below.

Below right - Historic timbers remain within an altered roof structure